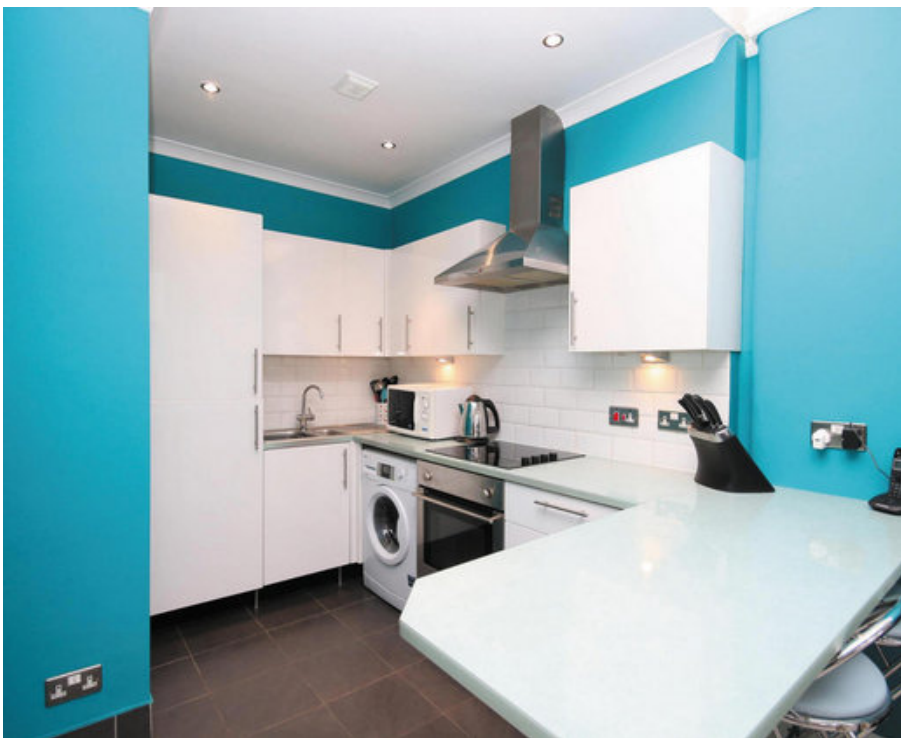


2/1, 168 Newlands Road | Cathcart | G44 4ES

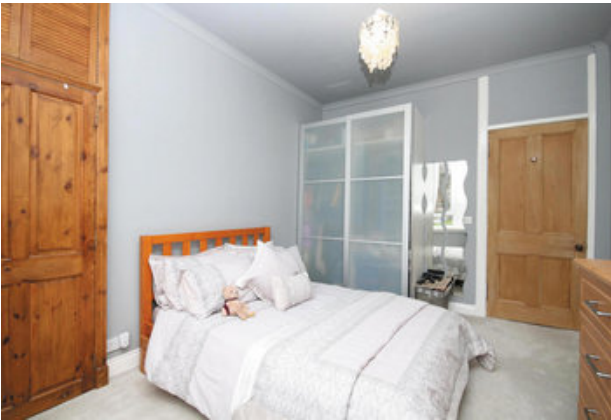


**PJ** | **Pacitti Jones**

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## Description

An absolutely stunning one bedroom Victorian flat enjoying a bright second floor position with open views to the front and rear, sitting in an extremely popular pocket of Cathcart close to a variety of amenities.

The property has been extensively upgraded internally and is offered for sale in turn key condition. The specification includes tasteful décor and quality floor coverings throughout, restored box panelled doors, a really stylish and contemporary kitchen with breakfast bar, under pelmet lighting and some integral appliances, an upgraded bathroom, replacement double glazing and system of gas fired central heating with a highly efficient Worcester Bosch combination boiler.

The accommodation in full extends to a welcoming reception hallway with shelved storage cupboard off, a stunning front facing lounge with focal point fireplace and feature broad three section bay window to the front, open plan breakfasting kitchen with integral oven, hob and fridge freezer, double bedroom at the rear with shelved storage and a well-appointed galley style bathroom comprising of a white three piece suite with electric shower over bath.

Externally, there is a well-tended communal residents' garden at the rear of the building which provides both drying facilities and refuse stores.

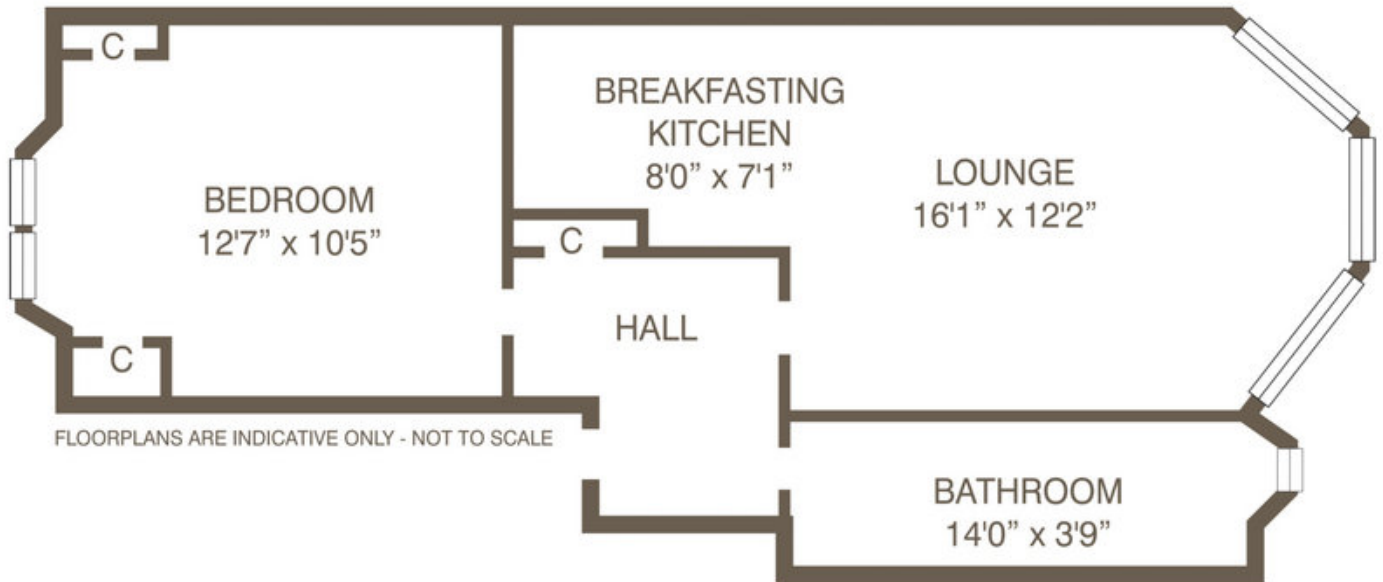
The property is quietly situated within the highly popular Cathcart district to the south of Glasgow and is conveniently placed for access to all amenities including shops, supermarkets and excellent public transport services including Cathcart Train Station which is only a short distance away. Nearby Shawlands offers a more extensive range of amenities. In addition to this, there are excellent road links close by giving easy access to Glasgow City Centre and the Central Belt motorway system.

The Energy Performance rating on this property is C.

## Key Features

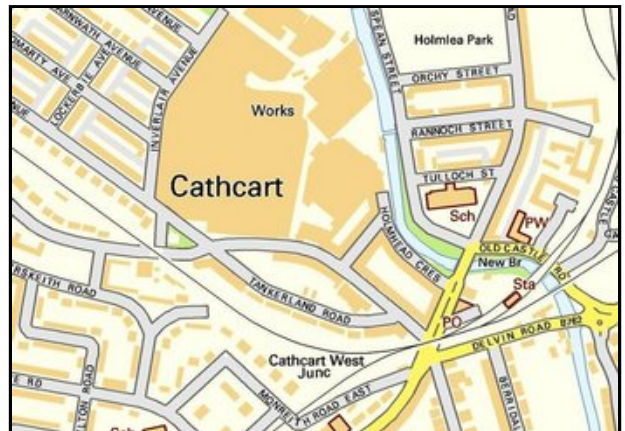
- Fantastic one bedroom flat in turn key condition
- Most sought after and convenient location
- Upgraded interior
- Open views to the front and rear
- Refitted kitchen and bathroom
- Replacement double glazing
- Gas central heating

# Floorplan



## Travel Directions

From Pacitti Jones office in Shawlands, travel south on Kilmarnock Road and pass under the railway bridge. At the next set of traffic lights turn left onto Newlands Road. Continue along beyond the railway bridge where the property sits on the right hand side.



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GPSC Ref 240732

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale within the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately and we will endeavour to assist you in any way possible.